



# Agence SYLVAIN IMMOBILIER

259 000 €

Buying house

6 rooms

Surface : 103 m<sup>2</sup>

Surface of the living space : 36 m<sup>2</sup>

Surface of the land : 1213 m<sup>2</sup>

Benefits :

Calme absolu, Fireplace, Bedroom on ground floor

4 bedroom

1 terrace

1 bathroom

1 WC

4 garage

1 cellar

## Legal information

259 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House O055 Songeons

### AUTHENTIC CHARMING FARMHOUSE FROM 1842, PASSIONATELY RESTORED

In a preserved green setting, without any overlooked vis-à-vis, discover this true rare pearl: a small farmhouse from 1842, entirely restored according to the rules of the art by local craftsmen, combining authenticity, noble materials and modern comfort. Nestled in the Thérain valley, on an enclosed and wooded plot of approximately 1,200 m<sup>2</sup>, this property will seduce you with its absolute calm and its exceptional natural environment... while remaining close to all amenities. Main features: Main house made of bricks, flint, wooden frame and natural insulating cob Floors made of terracotta tiles and old bricks from the famous Saint-Samson-la-Poterie factory Interior and exterior brick chimneys, lime joints Light solid oak kitchen, fitted and equipped Oliger ceramic radiators (Living Heritage Company label) Wood and electric heating (inertia) Connected to Fiber Distribution of parts:...

Energy class (old measure) : F - Climate class : C  
Estimated annual energy between 2490 and 3410 € (reference year 2021)  
Document non contractuel - 02/06/2025



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